

*A well presented three bedroom semi-detached cottage situated in a delightful rural position on the Shotley peninsular*

Rent £795 p.c.m  
Ref: R1234/H

Broome Cottage  
The Street  
Erwarton  
Suffolk  
IP9 1LN



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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## Location

Broome Cottage is situated in an attractive rural setting in the small village of Erwarnton, on the Shotley peninsular and from where there are views towards the river Stour.

The village of Erwarnton lies about eight miles to the south-east of the County Town of Ipswich where there is a comprehensive range of facilities including an extensive variety of local and national shops, businesses, public houses and restaurants and a wide range of sports facilities. In addition to this there is a wide variety of schools in both the state and private sector. Manningtree station lies about thirteen miles from the village, both Ipswich and Manningtree stations are on the main Inter City line between Norwich, Ipswich and London's Liverpool Street station. Stansted airport is within about fifty miles.

## The Accommodation

### Ground Floor

Entering through a partially glazed UPVC door into

*Sitting Room* 12'11 (max) x 11'11 (3.93m x 3.63m)

South-east. A charming sitting room with attractive red brick open fireplace and wooden mantel with storage cupboards to either side. Telephone socket, TV aerial socket, double panel radiator and window overlooking the front garden. A door leads through to the

*Kitchen* 10'6 x 9'11 (max) (3.2m x 3.02m)

North-west. Fitted with a range of base and eye level kitchen units with rolltop Formica worksurface over inset with a single bowl, single drainer stainless steel sink. Space and plumbing for dishwasher. Space for electric cooker. Space for fridge freezer. Double panel radiator, door to under stairs cupboard housing the oil fired boiler and with space and plumbing for washing machine. A door leads through to the

*Rear Lobby*

With airing/storage cupboard housing the hot water tank and heating controls.

A partially glazed door gives access to the rear garden and further door through to the

*Bathroom*

Fitted with high flush WC, wash hand basin and wooden panelled bath with partially tiled surround and Triton electric shower. Double panel radiator and extractor fan.



A door and stairs from the kitchen lead up to the

## First Floor

### *Landing*

With doors off to

### *Bedroom One* 13'1 (max) x 11'11 (3.99m x 3.63m)

South-east. A good size double bedroom with window overlooking the front garden. Feature (display only) fireplace and double panel radiator.

### *Bedroom Two* 9'8 x 10'3 (max) (2.95m x 3.43m)

North-west. A small double or good size single bedroom with window overlooking the rear garden and farmland beyond. Double panel radiator.

A door and stairs from the landing lead up to the

## Second Floor

### *Bedroom Three* 11'11 x 10'11 (max) (3.63m x 3.33m) (partially restricted ceiling height)

South-west. A double bedroom with double panel radiator and cupboard housing the fuse board and electricity meter.



## Outside

To the front of the property there is a small area of garden accessed through a wooden picket gate and edged with hedging. A paved pathway leads up to the front door and continues along the side of the property to the rear door. There is a good size rear garden available for use which is mainly laid to grass with mature hedging and trees to one side and wooden fence to the other. To the far end, the garden slopes up and provides delightful views of the surrounding farmland. There is a good size wooden shed available for use. Parking is available adjoining the neighbouring property and to be agreed with the landlord.

*Services* Mains electricity and water connected. Private drainage. Oil fired central heating.

*Council Tax* Band B. £1,349.62 payable 2020/2021

*Local Authority* Babegrh District Council

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**October 2020**



## Directions

From the A14, take the A137 and then the B1456, continuing through the villages of Woolverstone and Chelmondiston. Turn right signposted Erwarnton and at the junction opposite Erwarnton Hall turn right again. Continue into the village for approximately one mile and Broome Cottage will be found on the right hand side as identified by a Clarke and Simpson 'To Let' board.



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